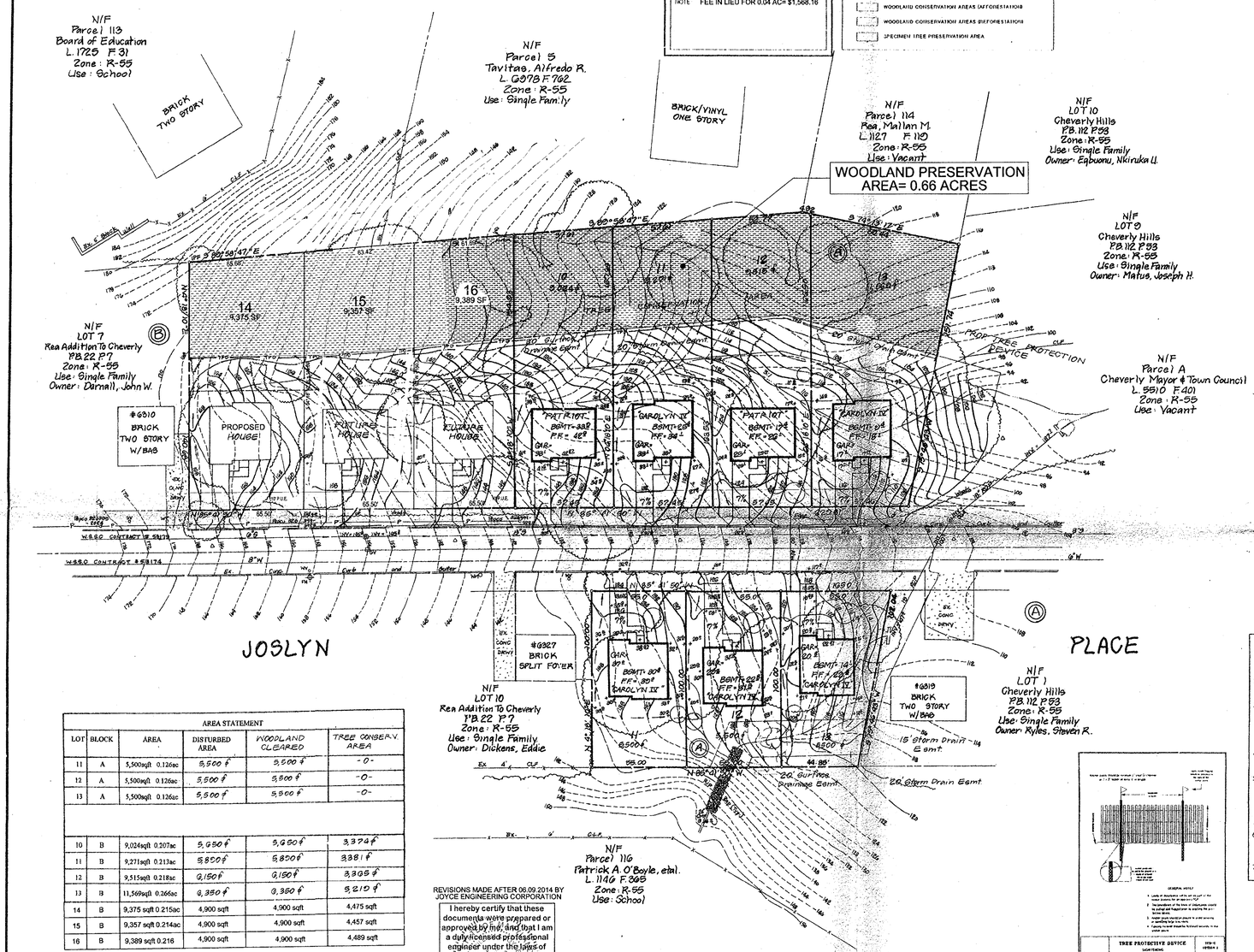
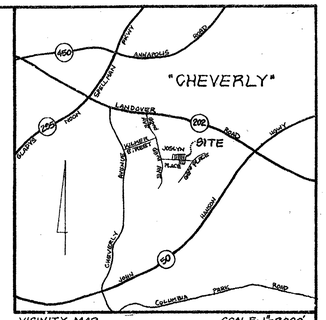
CONTACT "MISS UTILITY"
48 HOURS PRIOR TO TRENCHING
1-800-257-7777

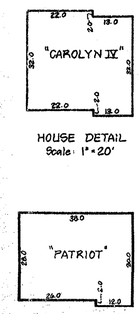
Eric E. See
Certified Forest Conservation Professional
See Environment Services, Inc.

TCP GENERAL SITE INFORMATION	
EXISTING ZONING	R-55
GROSS TRACT AREA	1.92 AC.
NET TRACT AREA	1.92 AC.
WOODLAND CONSERVATION REQUIRED	0.70 AC.
WOODLAND CONSERVATION PROVIDED	0.66 AC.
NOTE FEE IN LIEU FOR 0.04 AC= $1,568.16	

- WOODLAND PRESERVATION AREAS (OPEN SPACE)
- WOODLAND PRESERVATION AREAS (LOTS AND PARCELS)
- WOODLAND CONSERVATION AREAS (SELECTIVE CLEARING)
- WOODLAND CONSERVATION AREAS (SDC AND SDP PLANTING)
- WOODLAND CONSERVATION AREAS (AFFORESTATION)
- WOODLAND CONSERVATION AREAS (REFORESTATION)
- SPECIMEN TREE PRESERVATION AREA







GENERAL NOTES

1. Total Site Area: 84,000 sq.ft. or 1.92 acres
2. Existing Site Use: Undeveloped
3. Property Zoned: R-55
4. Property located on P.G. Co. Tax Map: 59 Grid: B-1
5. Property located on WSSC 200 sheet: 204 NE 5
6. Property located on P.G. Co. Street Map: Page12 Grid J-8
7. Property located on P.G. Co. Soils Survey Map: 17
8. Soils Types:
   100% ScC = Sandy and clayey land, gently sloping
9. Property located on P.G. Co. 200' scale topography: 204 NE 5
10. Property located on U.S.G.S. Map: Washington East Quad.
11. Electric service provided by: PEPCO
12. Telephone service provided by: C&P
13. Sewage disposal: Public System
14. Water supply: Public System
15. W.S.S.C. water and sewer category: #3
16. Vertical datum: W.S.S.C.
17. Horizontal datum per: Plat Book: 22 @ Plat: 7
18. Property located in planning area: 69
19. Property located in Cos.elmanic District No. 5
    Councilman : Marvin Wilson
20. Boundary Survey performed by: Landesign, Inc. July, 1999
21. Topographic Survey performed by: Landesign , Inc. July, 1999
22. Footings are to extend to virgin soil.
23. Fill under building slabs to be Class No. 1
24. Foundation drains shall outlet into existing storm drains or at a point remote from property lines and buildings. Gutter and downspouts shall outlet onto undisturbed ground.
25. Area Statement:
    Total Site Area = 84,000 sq. ft. or 1.92 acres
    Disturbed Area = 50,040 sq.ft. or 1.20 acres
    Undisturbed Area = 20,187 sq.ft. or 0.46 acres
    Lot Coverage = 11.7% = 245.5 ft
26. Building Restrictions: (R-55)
a. Proposed Use: Single Family detached home
b. Minimum lot size: 6500 sq. ft. or 0.1492 acres
c. Maximum lot coverage: 30%
d. Minimum lot width at front building restriction line: 65'
e. Minimum lot width at front street line: 45'
f. Minimum building set back at front property line: 25'
g. Minimum building setback at side property line: 8'/17'
h. Minimum building setback at rear of property: 20'

Flood Hazard Zone "C" as shown on FEMA Flood Insurance Rate Map Panel #245208-0095 B

AREA STATEMENT					
LOT	BLOCK	AREA	DISTURBED AREA	WOODLAND CLEARED	TREE CONSERV. AREA
11	A	5,500sqft 0.126ac	5,500 f	5,500 f	-0-
12	A	5,500sqft 0.126ac	5,500 f	5,500 f	-0-
13	A	5,500sqft 0.126ac	5,500 f	5,500 f	-0-
10	B	9,024sqft 0.207ac	5,650 f	5,650 f	3,374 f
11	B	9,271sqft 0.213ac	5,850 f	5,850 f	3381 f
12	B	9,515sqft 0.218ac	6,150 f	6,150 f	3,365 f
13	B	11,569sqft 0.266ac	6,350 f	6,350 f	5,219 f
14	B	9,375 sqft 0.215ac	4,900 sqft	4,900 sqft	4,475 sqft
15	B	9,357 sqft 0.214ac	4,900 sqft	4,900 sqft	4,457 sqft
16	B	9,389 sqft 0.216	4,900 sqft	4,900 sqft	4,489 sqft

REVISIONS MADE AFTER 06.09.2014 BY JOYCE ENGINEERING CORPORATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland

William A. Joyce Date
Professional Engr. No. 12243
Exp. Date: 12.17.2014

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10246 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4333 FAX: (301) 595-4650 WEB: www.joyceeng.com

It is the applicants responsibility to obtain any state permits, if required, for any construction activity covered by this plan which impacts a State regulated wetland. Any changes to plans for this development whether required by the State or initiated by the applicant to meet State requirements, must be approved by PGSCD.

The location of all utilities shown hereon is from field investigation and available records and cannot be guaranteed. Contractor should dig test pits by hand at all utility crossings to verify exact locations.

TCP GENERAL NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $1.50 per sq.ft. mitigation fee.
2. The Department of Environmental Resources (DER) must be contacted at (301) 925-5820 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.
5. The location of all Tree Protection Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Site Inspector for Code Compliance Section Unit of DER and the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by DER, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
6. Woodland Conservation – Tree Save Areas and/or Afforestation Areas shall be posted as shown at the same time as Tree Protection Device installation and/or start of afforestation activities. These signs are to remain in place on individual lots for a period of 1 year after settlement with the purchaser.
7. Tree Protection Devices shall be installed whenever disturbance occurs within 50 feet of a tree save area.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I Establishing Site Information: (Enter none for each zero)		
Zone	R55	
Gross Tract	1.92	
Floodplain	0.00	
Previously Dedicated Land	0.00	
Net Tract (NTA)	1.92	

TCP Number	S-100-99	Revision #	
Property Description or Subdivision Name:	REA ADDITION TO CHEVERLY		
Is this site subject to the 1993 Ordinance? (y/n)	N		
Is this one (1) single family MIT (y/n)	N		
Is this site part of a larger development which include a commercial or other use? (y/n)	N		
Is any portion of the property in a WQ Basin?	N		
Break even Point (preservation) =	0.00	acres	
Clearing permitted with reforestation=	1.20	acres	

SECTION II Determining Requirements: (Enter none for each zero)		Column A WCT/MIT * 1	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-site Impacts (1:1)
Existing Woodland			1.20	0.00	
Woodland Conservation Threshold (WCT) =	20.00%		0.38		
Greater of 10 or 14			14.00		
Woodland above WCT			0.82		
Woodland cleared			1.20	0.00	0.00
Woodland cleared above WCT (greater of 10 or 17)			0.82		
Clearing above WCT (0.25 : 1) replacement requirement			0.20		
Woodland cleared below WCT			0.38		
Clearing below WCT (2:1 replacement requirement)			0.00		
Reforestation and Afforestation	15.00%		0.29		
Off-site WCA being provided in this property			0.00		
Woodland Conservation Required			0.70	acres	

SECTION III Meeting the Requirements				
Woodland Preservation		0.66		
Afforestation / Reforestation		0.00		
Credit for WCA		0.00		
Credit for Off-site Conservation on another property	0.00	0.00		
Credit for Off-site Conservation purchased on this or nearby property	0.04	0.00		
Off-site WCA (afforestation) being provided on this property		0.00		
Total Woodland Conservation Provided		0.70	acres	
Area of woodland not cleared	0.66	acres		
Less total woodland retained not part of requirements:	0.00	acres		
Off-site Woodland conservation provided	0.00	acres		
Woodland retained not credited	0.66	acres		

$0.00	$0.00		
$1,568.16			

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP- II/100/99
Stacy Mullen 9-23-99
BY DATE

-01 KFenick 6/11/2019

DATE	REVISION

Landesign
ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD SUITE NO. 111
BOWIE, MARYLAND 20716
(301) 249-8802

OWNER / DEVELOPER
Nicholas J. Conte, Jr.
5707 Courtney Drive
Lothian, Maryland 20711
(301) 627-2398

TREE CONCERVATION PLAN
TYPE II

LOTS 11-13, BLOCK "A" LOTS 10-16, BLOCK "B"
REA ADDITION TO CHEVERLY
PLAT BOOK: REP199 PLAT: 12
PLAT BOOK 22 PLAT 7
SECOND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DATE: AUG., 1999	SCALE: 1"=30'
DESIGN BY: J.C.	DRAWN BY: D.H.
CHECKED BY: W.B.	SHEET NO: 2 OF 6
PERMIT NO:	JOB NO: 00-032

Drawing name: R:\Land Projects\014001 - Lot 14, Blk B Rea Addition to Cheverly [Conte]\dwg\014001_TCPII-EC.dwg